

MINUTES OF SPECIAL MEETING OF MAY 26, 2021

The special meeting of the Frelinghuysen Township Committee was held virtual via zoom virtual meeting service, Township Municipal Building, 210 Main Street, Johnsonburg, New Jersey on Wednesday, May 26, 2021 and as called to order at 7:00 p.m. by Mayor, Chris Stracco.

SUNSHINE LAW STATEMENT:

Under the provisions of the Open Public Meetings Act, adequate notice of this meeting was provided by posting notice on the Township bulletin board, Township website and by e mailing notice to the New Jersey Herald and The Express-Times.

FLAG SALUTE

ROLL CALL:

Those present were: Mayor Chris Stracco, Deputy Mayor Keith Ramos, Committeeman David Boynton, Committeeman Frank Desiderio, Engineer Paul Sterbenz, and Municipal Clerk Donna Zilberfarb all via zoom meeting.

NEW BUSINESS:

Mr. Stracco explained that this meeting was specific to the discussion of cannabis within the township. He explained the law that Governor Murphy enacted on February 22, 2021 allowing municipalities to permit, prohibit, prohibit some or all, limit within different aspects of the industry of cannabis. The 120 day period deadline is August 22nd. If the town does nothing then by law it will be allowed in any aspect. The township can earn 2% of taxes on cultivation and 1% of taxes on sales of cannabis. It was explained that within the township there are a few zones where it could be allowed, VN zones could potentially deal with retail and delivery and ROM (industrial) could handle manufacture and distribution. He explained this meeting is to get public input, whether in favor or not. He also stated that no action would be taken tonight and that it will be done by an Ordinance with a first and second reading. He then explained how the meeting would run.

Motion was made by Mr. Boynton to open to the public for discussion on cannabis only, seconded by Mr. Ramos. All were in favor.

- Richard Murphy, 104 Lanning Road, asked if the town would restrict the AR6 zone? Mr. Stracco explained that permitted uses would fall under those zones. Retail and delivery if in the AR6 zone, then the master plan would need to be changed/updated. Mr. Sterbenz agreed. Mr. Murphy felt it was a shame since majority of places are AR6. Mr. Sterbenz explained that the land use board revises the master plan but the township committee could send a letter to them requesting an update. A prohibition would need to be completed first and then ask the land use board to revise the master plan.
- James Winfield, 86 Route 519, asked if we knew how the entire town voted for the ballot question. Mr. Stracco explained it was hard to determine as the results were as Warren County. Mr. Ramos discussed the survey completed at the municipal level with about 63% positive by the small number that voted. Mr. Stracco shared 63% were for it and 37% were against per the county vote. 60% were for it within the township and 40% against it for the Frelinghuysen vote. Mr. Winfield is ok with farmers growing it but is not a big fan of warehouses or dispensaries.
- Siegfried Muller, 8 Greendell Road, was in favor of moving forward with more of an industrial process not just farming, and explained that cultivation would be indoors. He thanked the committee for the survey. Mr. Desiderio asked about warehouses and was concerned that they would be seen. He also asked about permitted uses on preserved farmland. Mr. Stracco explained with farm assessed farms they would lose their farm assessment.
- Richard Murphy asked if everything, including the master plan revisions, had to be completed by the August deadline. Mr. Stracco explained that everything could be prohibited completely and then put in what was wanted for the township.

Motion was made by Mr. Boynton to close to the public, seconded by Mr. Ramos. All were in favor.

- Discussion was had by the committee with establishing licensing boards and criteria if it was an allowed use, banning in municipal buildings and smoking in public. With a lot of processes to go through and determine, the committee will discuss further at

the work session meeting in June. Mr. Sterbenz was asked to attend the work session and Ms. Zilberfarb will see if the attorney is available. Mr. Sterbenz will also forward licensing ordinances to all.

- Mayor Stracco appointed Siegfried Mueller to the Land use Board as an alternate. Motion was made by Mr. Desiderio to concur, seconded by Mr. Boynton. All were in favor.

OPEN MEETING TO THE PUBLIC:

Motion was made by Mr. Desiderio, seconded by Mr. Ramos to open meeting to the public limited to 20 minutes with 3 minutes per member of the public. All were in favor. Spoke were:

No public comment

Motion was made by Mr. Boynton, seconded by Mr. Desiderio to close to the public. All were in favor.

EXECUTIVE SESSION:

No Executive Session

ADJOURNMENT: There being no further business, motion was made by Mr. Boynton, seconded by Mr. Desiderio to adjourn the meeting at 7:53 p.m. All were in favor.

Respectfully Submitted,

Donna Zilberfarb, RMC